

ORDINANCE NO. 20060126-062

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7400 R.M 620 NORTH AND 11620 BULLICK HOLLOW ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0206, on file at the Neighborhood Planning and Zoning Department, as follows:

A 59.658 acre tract of land, more or less, out of the Alexander Dunlap Survey No. 805, Abstract No. 224 in Travis County, being originally 60.347 acres of land, Save and Except a 0.6320 acre tract of land and a 0.0574 acre tract of land, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7400 R. M. 620 North and 11620 Bullick Hollow Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Service station use is a prohibited use of the Property.


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR-CO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 6, 2005.

PASSED AND APPROVED


January 26, 2006

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§
§




Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

EXHIBIT A

Office: 512-443-1724
Fax: 512-441-8987

2807 Manchaca Road
Building One
Austin, Texas 78704

ZONING DESCRIPTION

59.858 ACRES

ALEXANDER DUNLAP SURVEY No. 805

A DESCRIPTION OF 60.347 ACRES OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY No. 805, ABSTRACT No. 224, BEING A PORTION OF A 17.02 ACRE TRACT (DESCRIBED AS TRACT 1), A PORTION OF A 8.74 ACRE TRACT (DESCRIBED AS TRACT 5), AND A PORTION OF A 10.96 ACRE TRACT (DESCRIBED AS TRACT 6) CONVEYED TO PARKE PROPERTIES I, LP., BY SPECIAL WARRANTY DEED DATED DECEMBER 31, 1997, RECORDED IN DOCUMENT No. 2000092411, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT O, BLOCK A, THE PARKE RECREATION AREAS PHASE A, A SUBDIVISION OF RECORD IN VOLUME 90, PAGE 275, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A, PARKE CORNERS SECTION 1, A SUBDIVISION OF RECORD IN VOLUME 93, PAGE 37, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

SAVE AND EXCEPT 0.6320 ACRES DESCRIBED IN A DEED OF GIFT TO THE TEXAS SYSTEM OF NATURAL LABORATORIES, INC. DATED JANUARY 1, 1990, OF RECORD IN VOLUME 11242, PAGE 4 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

AND SAVE AND EXCEPT 0.0574 ACRES DESCRIBED IN A DEED OF GIFT TO THE TEXAS SYSTEM OF NATURAL LABORATORIES, INC. DATED JANUARY 10, 1990, OF RECORD IN VOLUME 11238, PAGE 708 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

FOR A NET ACREAGE OF 59.858 ACRES (2,598,685 S.F.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the north line of the 17.02 acre tract, being also the intersection of the west line of R.M. 620 (150' right-of-way width) and the south line of Pluma Parke Drive (a.k.a. Vista Parke Drive) (80' right-of-way width) for the northeast corner of the herein described tract, from which a Texas Department of Transportation (TxDOT) Type II highway monument found bears North 22°31'32" East, a distance of 647.28 feet;

THENCE South 22°31'32" West, along the west line of R.M. 620, passing at 1852.69 feet a (TxDOT) Type II highway monument found, continuing along the west line of R.M. 620 for a total distance of 3029.00 feet to a 1/2" rebar with cap set in the south line of Lot 1, Block A, Parke Corners Section 1, being also in the north line of a 1.109 acre tract

Page 2
59.658 acres

recorded in Document No. 2000130093, of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the southeast corner of Lot 1, Block A bears South 64°41'10" East, a distance of 3.02 feet;

THENCE leaving the west line of R.M. 620, and continuing along the common lines of Lot 1, Block A and the 1.109 acre tract the following two (2) courses:

1. North 64°41'10" West, a distance of 372.08 feet to a 1/2" rebar found for an interior corner of Lot 1, Block A, being also the northwest corner of the 1.109 acre tract;
2. South 26°03'02" West, a distance of 138.17 feet to a 1/2" rebar with cap set in the west line of Lot 1, Block A, being also in the east line of the 1.346 acre tract, the northwest corner of a 0.22 acre tract recorded in Volume 13095, Page 1285, of the Real Property Records of Travis County, Texas and the northeast corner of a 0.06 acre tract recorded in Volume 12906, Page 1730, of the Real Property Records of Travis County, Texas;

THENCE with the north line of the 0.06 acre tract, over and across Lot 1, Block A, the following three (3) courses:

1. North 54°58'04" West, a distance of 120.68 feet to a 1/2" rebar with cap set;
2. North 62°06'06" West, a distance of 102.01 feet to a 1/2" rebar with cap set;
3. North 58°26'11" West, a distance of 54.08 feet to a 1/2" rebar found in the south line of Lot 1, Block A, being also the west corner of the 0.06 acre tract and in the north line of Bullick Hollow Road;

THENCE North 56°25'50" West, along the south line of Lot 1, Block A and the north line of Bullick Hollow Road, a distance of 63.43 feet to a 1/2" rebar with cap set for the east corner of a 0.04 acre tract recorded in Volume 12906, Page 1730, of the Real Property Records of Travis County, Texas;

THENCE leaving the north line of Bullick Hollow Road, over and across Lot 1, Block A with the north line of the 0.04 acre tract, the following three (3) courses:

1. North 48°45'48" West, a distance of 87.80 feet to a 1/2" rebar found, from which a 1/2" rebar found bears South 33°49'18" West, a distance of 100.48 feet;
2. North 67°26'04" West, a distance of 101.58 feet to a 1/2" rebar found;

Page 3
59.658 acres

3. North 64°43'58" West, a distance of 234.11 feet to a 1/2" rebar with cap set in the west line of Lot 1, Block A, being also in the east line of a 46.74 acre tract recorded in Volume 1680, Page 17, of the Deed Records of Travis County, Texas, the northwest corner of the 0.04 acre tract and the northeast corner of a 0.27 acre tract recorded in Volume 12884, Page 1955, of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found bears South 25°35'22" West, a distance of 102.24 feet;

THENCE North 29°11'31" West, along the common line of Lot 1, Block A, and the 46.74 acre tract, a distance of 768.47 feet to a 1/2" rebar found for the northwest corner of Lot 1, Block A, being also the northeast corner of the 46.74 acre tract and in the south line of a 73.80 acre tract (described as Tract 2) recorded in Document No. 2000092411;

THENCE South 63°17'16" East, along the north line of Lot 1, Block A, and south line of the 73.80 acre tract, a distance of 337.62 feet to a 1/2" rebar found in the north line of Lot 1, Block A, being also the southeast corner of the 73.80 acre tract and the southwest corner of Lot O, Block A;

THENCE North 17°37'26" East, along the west line of Lot O, Block A, and the east line of the 73.80 acre tract, a distance of 450.15 feet to a 1/2" rebar with cap set for the northwest corner of Lot O, Block A, being also the southwest corner of the 9.74 acre tract and in the east line of the 73.80 acre tract;

THENCE along the east line of the 73.80 acre tract, the west line of the 9.74 acre tract, the west line of the 10.96 acre tract and the west line of the 17.02 acre tract the following two (2) courses:

1. North 19°53'41" East, a distance of 1655.96 to a 1/2" rebar with cap set;
2. North 44°00'29" East, a distance of 92.00 to a 1/2" rebar found in the west line of the 17.02 acre tract, being also in the east line of the 73.80 acre tract and the southeast corner of a 0.2073 acre tract recorded in Volume 11238, Page 699, of the Real Property Records of Travis County, Texas;

THENCE North 16°08'47" East, along the west line of the 17.02 acre tract, the east line of the 73.80 acre tract and the east line of the 0.2073 acre tract, a distance of 109.86 feet to a 1/2" rebar with cap set for the northwest corner of the 17.02 acre tract, being also a northeast corner of the 73.80 acre tract, a northeast corner of the 0.2073 acre tract and in the south line of Pluma Parke Drive;

THENCE along the north line of the 17.02 acre tract, and the south line of Pluma Parke Drive, the following seven (7) courses:

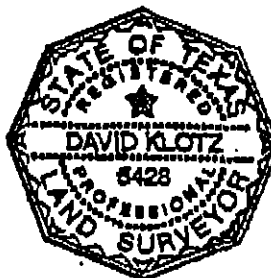
Page 4
59.858 acres

1. South $71^{\circ}52'55''$ East, a distance of 80.00 feet to a $1/2''$ rebar found for the beginning of a non-tangent curve to the right;
2. 31.36 feet along the arc of said curve to the right, having a radius of 20.00 feet, and through a central angle of $89^{\circ}49'45''$, the chord of which bears South $63^{\circ}08'48''$ East, a distance of 28.24 feet to a $1/2''$ rebar found, from which a $1/2''$ rebar found in the north line of Pluma Parke Drive, being also in the south line of Lot 2, Block A, Grandview Hills Section 10, a subdivision of record in Document No. 200000232, of the Official Public Records of Travis County, Texas bears North $18^{\circ}15'26''$ East, a distance of 79.95 feet;
3. South $71^{\circ}52'36''$ East, a distance of 88.36 feet to a $1/2''$ rebar found for the beginning of a curve to the right;
4. 188.19 feet along the arc of said curve to the right, having a radius of 2460.00 feet, and through a central angle of $04^{\circ}22'59''$, the chord of which bears South $69^{\circ}39'39''$ East, a distance of 188.14 feet to a $1/2''$ rebar found;
5. South $67^{\circ}31'16''$ East, a distance of 319.28 feet to a $1/2''$ rebar found for the beginning of a curve to the right, from which a $1/2''$ rebar found in the north line of Pluma Parke Drive, being also in the south line of Lot 1, Block A, Grandview Hills Section 10 bears North $22^{\circ}22'04''$ East, a distance of 80.07 feet;
6. 39.22 feet along the arc of said curve to the right, having a radius of 25.00 feet, and through a central angle of $89^{\circ}52'56''$, the chord of which bears South $22^{\circ}27'31''$ East, a distance of 35.32 feet to a $1/2''$ rebar found;
7. South $67^{\circ}35'43''$ East, a distance of 98.23 feet to the POINT OF BEGINNING, containing a gross area of 80.347 acres, for a net area of 59.858 acres of land, more or less.

Surveyed on the ground in March, 2003. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 NAD values from LCRA control network. Attachments: Survey Drawing 188-017-ZN.


David Klotz
Registered Professional Land Surveyor
State of Texas No. 5428

05/01/03

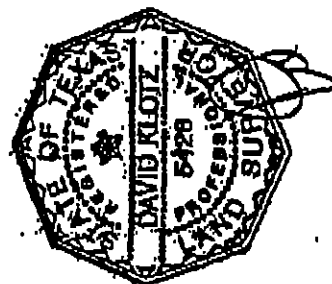


AN EXHIBIT TO ACCOMPANY
A DESCRIPTION OF 60.347 ACRES OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY No. 805, ABSTRACT No. 224,
BEING A PORTION OF A 17.02 ACRE TRACT (DESCRIBED AS TRACT 1), A PORTION OF A 9.74 ACRE TRACT
(DESCRIBED AS TRACT 5), AND A PORTION OF A 10.98 ACRE TRACT (DESCRIBED AS TRACT 6) CONVEYED TO PARKE
PROPERTIES I, LP., BY SPECIAL WARRANTY DEED DATED DECEMBER 31, 1997, RECORDED IN DOCUMENT No.
2000092411, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT O,
BLOCK A, THE PARKE RECREATION AREAS PHASE A, A SUBDIVISION OF RECORD IN VOLUME 90, PAGE 275, OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A, PARKE CORNERS SECTION 1,
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COUNTY, TEXAS;

AND SAVE AND EXCEPT 0.0574 ACRES DESCRIBED IN A DEED OF GIFT TO THE TEXAS SYSTEM OF NATURAL
LABORATORIES, INC. DATED JANUARY 10, 1990, OF RECORD IN VOLUME 11238, PAGE 708 OF THE REAL PROPERTY
RECORDS OF TRAVIS COUNTY, TEXAS;

FOR A NET ACREAGE OF 59.658 ACRES (2,598,685 S.F.).



PROJECT NO.: 168-017
DRAWING NO.: 168-017-ZN
DATE OF SURVEY: 03, 2003
PLOT DATE: 05/01/2003
SHEET 1 OF 5

HEARING BASIS: GRID AZIMUTH FOR
TEXAS CENTRAL ZONE, 1983/93 HARN
VALUES FROM LORA CONTROL NETWORK.
ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 168-017-ZN

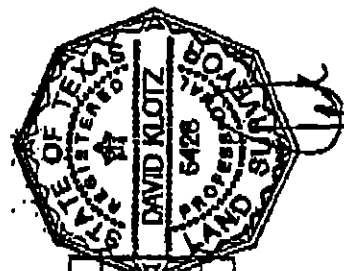
Chaparral

LINE TABLE		
No.	BEARING	LENGTH (RECORD)
L1	S26°03'02"W	138.17'
L2	N54°59'04"W	120.88'
L3	N62°06'06"W	102.01'
L4	N58°26'11"W	54.08'
L5	N55°25'50"W	63.43'
L6	N48°45'46"W	87.80'
L7	N67°26'04"W	101.58'
L8	N64°43'59"W	234.11'
L9	N44°00'29"E	92.00'
L10	N18°08'47"E	109.86'
L11	S71°52'55"E	80.00'
L12	S71°52'36"E	68.36'
L13	S67°31'16"E	319.28'
L14	S67°35'43"E	98.23'
L15	S33°49'18"W	100.48'
L16	S25°35'22"W	102.24'
L17	N18°15'26"E	79.95'
L18	N22°22'04"E	80.07'

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TxDOT TYPE II DISK FOUND
- CONC. HIGHWAY MON. FOUND
- ▲ NAIL FOUND
- * COTTON SPINDLE FOUND

SCALE IN FEET



CURVE TABLE				
NO.	DELTA	RADIUS	TAN	ARC
C1	89°49'45"	20.00'	19.94'	31.36'
C2	4°22'59"	2460.00'	94.14'	188.19'
C3	89°52'56"	25.00'	24.95'	39.22'

RECORD

BEARING

CHORD

TAN

RADIUS

DELTA

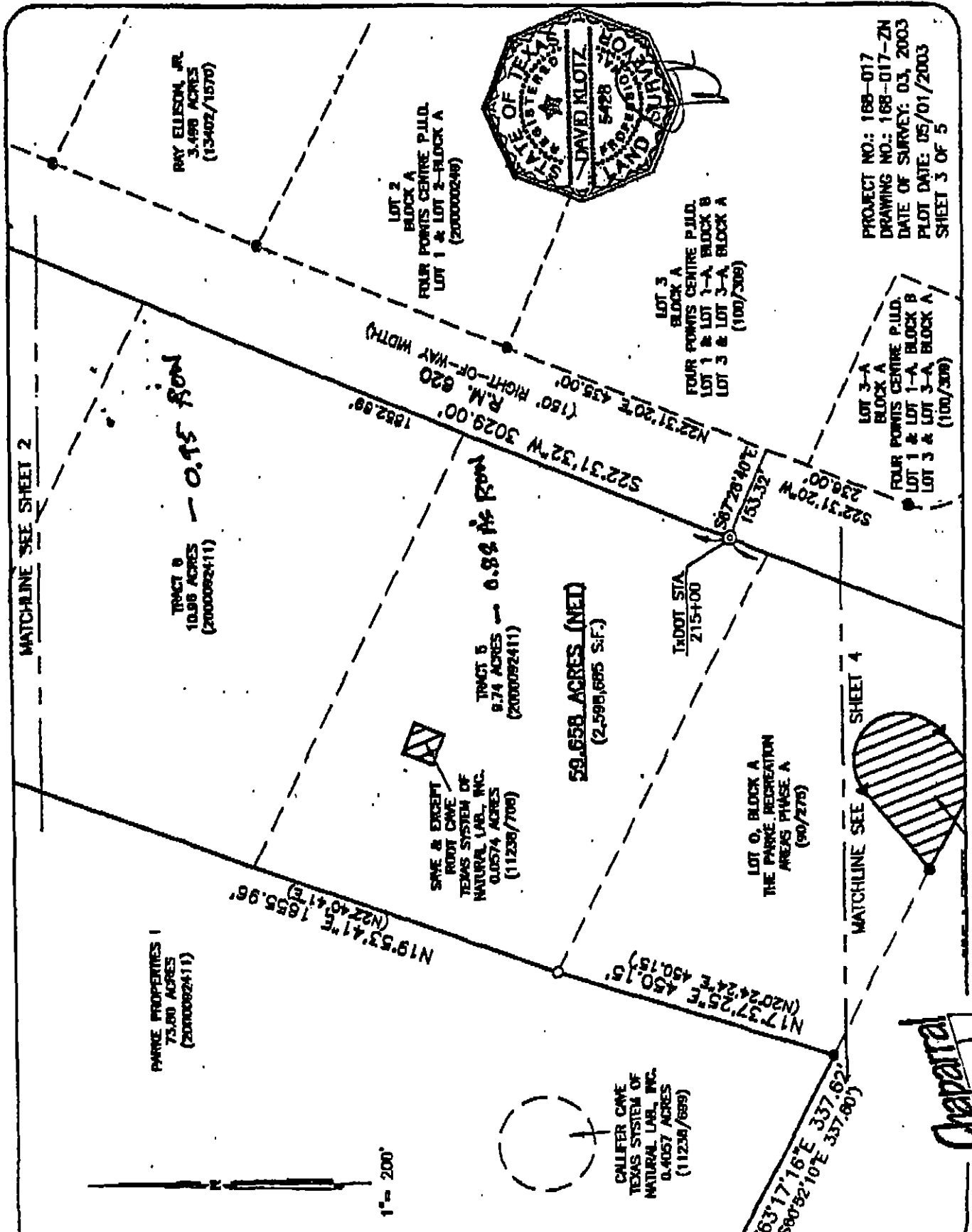
NO.

PROJECT NO.: 168-017
 DRAWING NO.: 168-017-ZN
 DATE OF SURVEY: 03, 2003
 PLOT DATE: 05/01/2003
 SHEET 5 OF 5

BEARING BASIS: GRID AZIMUTH FOR
 TEXAS CENTRAL ZONE, 1983/93 HARN
 VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 168-017-ZN

Chaparral



07A-01-000

07A-01-000

07A-01-000

07A-01-000

07A-01-000

CS-CO

07A-01-000

GR-CO

07A-01-000

07A-01-000

S
STOR
PACH

BANK

GR-CO

07A-01-000

07A-01-000

07A-01-000

07A-01-000

I-RR
WAREHOUSES

P

07A-01-000

07A-01-000

07A-01-000

07A-01-000

07A-01-000

07A-01-000

07A-01-000

07A-01-000

APARTMENTS

07A-01-000

07A-01-000

07A-01-000

BANK

FOOD
STORE

RETAIL
CENTER

07A-01-000

ISF-2

ISF-2

07A-01-000

07A-01-000

07A-01-000



1"=400'

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER



CASE #: C14-04-0206

ADDRESS: N FM 620 RD @ BULLICK
HOLLOW RD
SUBJECT AREA (acres): 89.658

ZONING EXHIBIT B

DATE: 06-01

INTLS: 6M

CITY GRID
REFERENCE
NUMBER
C34